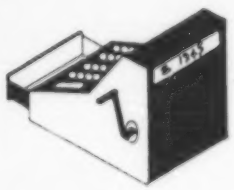
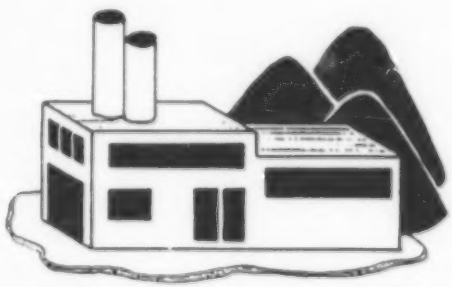
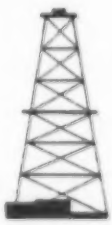
Socio-Economic Forecasts
1991-1996
City of Edmonton







Prepared by
City Forecast Committee
June 3, 1991

Socio-Economic Forecasts 1991 - 1996

Notes on Revised Forecasts

World Oil Prices

Oil prices have stabilized around $21 to $22 US dollars per barrel so far this year, very close to our forecast for 1991. However, because of expected lower world demand, the average oil price has been revised down to $24 per barrel for the years 1994-1996.

Economic Growth

Both the Canadian and Alberta economies grew only 0.5% in 1990, much smaller than expected by most forecasters. Although the Canadian economy has come out of recession, its momentum has remained very weak. Despite interest rates having dropped more than 4% points compared with last year's rates, the Canadian economy is expected to have a modest growth during the remainder of 1991. This low rate of growth results from the expected weak performance in the U.S. economy, an over-valued Canadian dollar, high Canadian production costs and lower productivity, and high real interest rates. Over 1992-1996, the economy will return to a more healthy growth rate of 3.0%-3.5% per year when interest rates drop further and the U.S. economy grows faster.

Similarly, the Alberta economy had a weak performance during the first half of 1991, mainly in the energy, residential construction, retail sales and export sectors. The weak activity is expected to continue into the balance of 1991 and 1992. The Alberta economy is therefore expected to grow at only 0.5% in 1991 and 2.0% in 1992. Over 1993-1996, a growth rate of 3.0%-3.5% per year is forecast as interest rates decline further and U.S. demand for Alberta oil and gas picks up.

Alberta Net Migration

Because of a slower economic growth and a higher unemployment rate expected in Alberta and Edmonton, Alberta net-migration will be at 18,000 persons per year in 1991-1992 and 20,000 persons per year in 1993-1996, or 2,000 persons per year lower than previously forecast.

Edmonton Labour Market

The performance in the Edmonton labour market has been discouraging over the past nine months. While the labour force kept rising because of continued positive net-migration, total employment remained stagnant, resulting in a higher unemployment rate. The unemployment rate is expected to average 9.3% in 1991

compared with 8.0% in 1990. The rate will drop slowly to 8.7% in 1992, 8.0% in 1993 and 7.0%-7.5% over 1994-1996.

Inflation Rates and Interest Rates

One bright spot in the economy is the continued decline of inflation rates caused by the slow economic activity. The inflation rate is now expected to average 5.0% for 1991, 4.5% in 1992 and 3.0%-3.5% for 1993-1996. These lower inflation rates will allow the prime rate to decrease from an average of 10% in 1991 to 8.5% in 1992 before it rises to 9.0% to 9.5% in 1993-1996.

Housing Construction

Housing construction has been slow so far this year, because of the high unemployment rate, deteriorating disposable income and the still high interest rates. Housing starts are now expected to be 2,800 in 1991, 3,500 in 1992 and 4,000 to 5,000 per year in 1993 to 1996. These are 500 starts per year less than our June forecasts.

Prepared by: City Forecast Committee
October 1991

TABLE 1
SELECTED ECONOMIC FORECASTS, 1991 - 1996

	ACTUAL 1990	1991	1992	1993	1994	1995	1996
CANADA AND ALBERTA							
World Oil Prices (U.S. $/Barrel)(1)	24.9	22	23	24	24*	24*	24*
Economic Growth Rate (%)							
Alberta	0.5*	0.5*	2.0*	3.5*	3.0*	3.0	3.0
Canada	0.5*	-1.0	3.0*	3.5*	3.5	3.0*	3.0*
Prime Lending Rate (%)	14.1	10.10*	8.50*	9.00*	9.5*	9.5	9.0*
Alberta Net Migration (000)	21.8	18.0*	18.0*	20.0	20.0*	20.0*	20.0*
EDMONTON							
Population (City) (000)	606	615	626	638	651	664	678
Employment (CMA) (000)	367	367*	371*	377*	383*	389*	395*
Unemployment Rate (CMA) (%)	8.0	9.3*	8.7*	8.0*	7.5*	7.0*	7.0*
Inflation Rate - CPI (CMA) (%)	5.4	6.0*	4.5	3.5*	3.5*	3.0*	3.0*
Vacancy Rate (City) (%)							
Apartment (Oct.)	1.8	1.5	2.0	2.0	2.0	3.0	3.0
Downtown Office (Dec)	12.0	10.0	8.0	7.0	6.0	6.0	6.0
Housing Starts (City) (Units)	3,454	2,800*	3,500*	4,000*	4,500*	5,000*	5,000*
Building Permits (City) (Current $ Millions) - Low	630	550	580	630	680	730	780
- High		650	680	730	780	830	880

Sources:

1. 1990 actual: Statistics Canada, Alberta Bureau of Statistics, Bank of Canada, Canada Mortgage and Housing Corporation, Colliers Macaulay Nicolls Inc., and Edmonton Planning and Development Department.
2. 1991-1996 forecasts: City Forecast Committee, October 1991

Notes: (1) World oil prices are for West Texas Intermediate Crude at Chicago in $US.
(*) Revised from June 1991 Forecasts

SOCIO-ECONOMIC FORECASTS

1991 - 1996

CITY OF EDMONTON

Prepared By:
City Forecast Committee
June 3, 1991

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SOCIO-ECONOMIC FORECASTS
1991 - 1996
CITY OF EDMONTON

PURPOSE

This report provides a forecast of major economic and social indicators for the years 1991 to 1996. The forecast will be used as a reference for preparation of the 1992 Operating Budget.

The City Forecast Committee undertakes three stages of monitoring and forecasting activities throughout the year. A full forecast report is prepared in January to be used by all departments for preparation of their five-year budget forecasts. The full report is then reviewed and updated in May for all departments to prepare their annual budgets. An update to the tables in the report is done in October for reference by the Budget Committee in their review of departmental budgets.

ASSUMPTIONS AFFECTING THE FORECASTS

Assumptions have been made for the following external factors considered to have the most impact on the Alberta and Edmonton economies:

1. World Oil Prices

Post-war oil production in the Middle East has not yet reached the pre-war capacity because of the damage to oil refineries and processing plants. Consequently, the world oil prices are still on the high side due to a slightly limited supply. However, the prices declined from US$24.9 in 1990 to US$22.2 in January, US$20.8 in February and remained in the neighbourhood of US$20.00 for March and April, 1991. Limited Middle East oil production and stronger domestic consumption from the producing countries are expected to continue in the 1990's. OPEC is assumed to maintain a level of control over the world oil market during the forecast period. Thus the forecast, in nominal US dollars per barrel, for West Texas Intermediate crude oil at Chicago is:

1990	US$24.92	1994	25.00
1991	22.00	1995	25.00
1992	23.00	1996	25.00
1993	24.00		

This represents an increase of about 2.6% per year during the forecast period.

2. United States Economy

The American economy performed impressively in the 1980's. However, the persistence of high interest rates and the fear of serious conflict in the Middle East eroded consumption and investment, resulting in an economic downturn in 1990. In early 1991, the recession was confirmed.

The relatively short-lived Gulf War and worsening recession persuaded the Federal Reserve Board to ease the monetary policy. Falling interest rates and the Presidential election in 1992 will make major contributions (through further easing of fiscal policy) to an economic rebound, starting in the second half of the current year. Overall, the U.S. economy will shrink in 1991 before growing by an average annual rate of between 2.0% and 3.0% over the 1992-1996 period.

3. Interest Rates and Inflation

Canadian interest rates are influenced by monetary policies in the United States, the exchange rate of the Canadian dollar against the American dollar, the anti-inflation stance of the Bank of Canada and Canadian economic performance. Rising inflation due to continued high levels of consumer spending in 1990 forced the Bank of Canada to keep the Bank rate from dropping. The Canadian prime lending rate rose to 14.75% and averaged 14.1% for the year. The high interest rates, together with federal and provincial tax increases and reductions in the federal transfer payments to provinces, have driven the Canadian economy into recession. The Canadian economy shrank for three consecutive quarters in 1990 and contraction has continued into 1991. As a result, interest rates started to fall in the last quarter 1990 to soften the impact of the recession. By the end of May 1991, the prime lending rate has dropped to 8.50% in U.S. and 9.75% in Canada. The strong Canadian dollar against the U.S. dollar and the weak economic activity will force Canadian interest rates to drop further. In addition, the Federal Government's inflation target rates of 2% - 3% for 1993-1996 may have downward impact on interest rates. Therefore, the Canadian prime lending rate is expected to average 10.50% in 1991, 9.50% in 1992 and down to 9% in 1994 before it starts to rise in 1995-1996.

4. Major Industrial Projects and Diversification of the Alberta Economy

Investments in major industrial projects over the next five years will continue to shield Alberta from a national recession and provide the impetus for positive real growth. Uncertainties related to exchange rates, commodity markets, government debt, environmental issues, and political reforms are offset by lower interest rates which appear to have stabilized in the short-run. As a result, Alberta's investment climate has improved and major industrial projects are progressing at a healthy pace. These projects are still recognized as the real strength for Edmonton and the northern part of the province during the forecast period.

In the energy sector, the Gulf war was resolved without any significant long term effect on oil supplies or prices. As a result, the energy investment climate has returned to normal. Positive signs for the sector now include relatively stable oil prices and the recent approval of an expansion to the Trans-Canada Pipeline system. Continued rationalization and staff layoffs have occurred to improve company profitability. Risks to the sector are still related to political support of heavy oil projects and uncertainties about natural gas prices. Significant energy related projects in the area include: Husky Oil's $1.3 billion oil sands project and $900 million upgrader in Lloydminster; the OSLO Project's $2.4 billion oil sands plant in Fort McMurray and $1.7 billion upgrader in the Edmonton area; Syncrude's proposed $4 billion oil sands expansion in Fort McMurray; Shell's $1 billion project in Peace River; Shell's $825 million gas development in the Caroline area; and NOVA's $3 billion expansion of its gas gathering pipeline system.

The recent approval of the $1.6 billion Alberta Pacific Forest Industries pulp and paper project in Athabasca will maintain investment flows in Alberta's forestry sector and continue to add to economic diversification and job creation in the northern part of the province. In addition, Procter and Gamble are planning to invest $400 million in a multiple project in Grande Prairie. Several chemical plants are also being developed in support of the forest projects: Du Pont Canada is building a $120 million hydrogen peroxide plant in Gibbons; Canadian Oxy and Alchem Industries have sodium chlorate projects in Bruderheim worth $62 and $45 million respectively; and Albridght & Wilson Americas are putting up a similar $50 million plant in Grande Prairie.

Petrochemical investment remains very active with an $800 million ethylene project by Dow in Fort Saskatchewan; a $357 million ethylene glycol expansion by Union Carbide in Prentiss; and the Alberta Envirofuels $300 million MTBE project in Strathcona County.

Over the next five years, total investment in major industrial projects in Alberta is expected to reach somewhere between $20 and $30 billion and create significant direct, indirect, and induced employment in the province.

FORECAST OVERVIEW

The Canadian economy has been in recession since second quarter, 1990, caused mainly by prolonged high interest rates. With continued relatively high interest rates, the slowing U.S. economy and the new GST, the recession is expected to continue into the first two quarters of 1991. The initial recovery, expected to start in third quarter 1991, will be weak.

Although the Alberta economy may experience some impacts of the recession from other parts of Canada and U.S., the expected relatively high and stable oil prices and the major projects in the energy and forestry industries will provide underlying strength for the Alberta economy. Therefore, Alberta is not expected to experience recession, but growth will be

modest with a rate of around 1.5% in 1991, becoming stronger with a rate of around 3% in 1992.

Despite continued emphasis on economic diversification by the Alberta government, the health of the oil and gas industry will continue to be the main driving force behind any sustained growth in the overall Alberta economy. The gradually rising oil prices, together with the expected increasing demand for Alberta gas, are expected to renew the high level of investment activity in the Alberta oil and gas industry.

The following sections provide details of the forecasts:

1. Economic Forecasts

Canada

Canada, like the United States, is in a state of recession. The recession was largely caused by the tight monetary policy adopted to offset some of the anticipated adverse impact of the GST. Moreover, a significant drop in U.S. economic activity has had additional negative impact on the Canadian economy.

The severe recession and the relaxation in monetary policy in the U.S.A. are having a favourable impact on the direction of interest rates in Canada. Interest rates have fallen from nearly 13% at the beginning of the year to around 10% in May. Every percentage drop in the interest rate saves the federal government $1.8 billion in interest payments on the national debt.

The deficit budget in Ontario, intended to boost aggregate demand, together with declining interest rates, will assist in overcoming the recession by the second half of this year.

The average annual economic growth for Canada is expected to be -1.0% in 1991, and 3.0% to 4.0% between 1992 and 1996. Canada's unemployment rate will fall from over 10.0% in 1991 to 8.0% by 1996.

Alberta

The Alberta economy showed moderate growth of about 2.8% in 1990. The growth rate is expected to fall to about 1.5% in 1991 from a decline in consumer and government spending resulting from the implementation of the GST and cutbacks being implemented in the Federal and provincial budgets. A stronger growth is expected to occur in 1992 with an average growth rate of 3-4% per year for 1992-1996, as a result of stable oil prices and lower interest rates which will stimulate investment in the energy sector and related industries. In general, the Alberta economy is expected to be relatively stronger than those of other provinces during the early 1990s.

For the non-energy sectors, there has been strong investment in machinery and equipment, pipeline construction and pulp and paper industries which is expected to continue into 1992 and 1993. Furthermore, the agriculture sector, after experiencing a downturn in 1990 and possibly in 1991, is expected to recover in 1992 assuming a favourable outlook for grain prices and increased agricultural production.

There are signs that investment opportunities, in particular for the construction industry, will increase as the interest rates continue to decline. However, lower rates will not greatly stimulate consumer spending in 1991 due to the presence of GST. Alberta's inflation rate increased from 4.2% in 1989 to 5.4% in 1990 mainly due to higher pre-GST expenditures and higher oil prices. The inflation rate will further increase to about 6.5% in 1991 and then drop to 3%-4% for the period 1992-1996.

After experiencing negative net migration over the 1983-1987 period, Alberta has since shown signs of positive net migration amounting to 10,078 persons in 1989 and 21,780 persons in 1990. The migration gain of about 20,000 persons per year is expected to continue throughout the forecast period based on the relative strength of the Alberta economy as compared to the Canadian economy and the Federal Government's policy of higher quotas for international migration in the future. Increased positive net migration will have a positive impact on housing demand and retail sales, but a negative impact on unemployment rates in Alberta and Edmonton.

Edmonton

Edmonton will follow the provincial trend of economic growth over the forecast period. Both inflation and unemployment are expected to be slightly higher than the provincial averages. Edmonton's inflation is expected to increase from 5.4% in 1990 to 6.5% in 1991 as a result of the new GST and then decline to 4.5% in 1992 and 3.5% - 4% over 1993 - 1996. Edmonton's unemployment rate is expected to rise from 8.0% in 1990 to 8.5% in 1991 as a result of the slower growth in the provincial economy and budget restraints being implemented by the Provincial Government. The rate will decline to 7.5% in 1992 and gradually down to 6.2% in 1996.

2. Population Forecasts

As a result of increasing positive net migration and stable natural increase over the next five years, Edmonton's population is expected to grow at a rate of approximately 1.9% per year, increasing from 605,538 persons in 1990 to 677,600 persons by 1996.

Population will change within the City, with the inner city declining relative to the suburban areas. The share of inner city population will drop from 58.0% of total population in 1990 to 51.5% in 1996.

3. Development Activity Forecasts

Building permit values increased 22% to $630 million in 1990 from $517 million in 1989. In 1991, permit values will be somewhat lower than the 1990 level. Over 1992-1996, permit values are expected to increase at approximately 6-8% per year, reaching $780 million to $880 million by 1996; however, these totals could be influenced by the timing of several major projects.

Total city housing starts in 1990 rose 18% to 3,454. The 1991 starts will be slightly lower than the 1990 level. However, continued population growth through positive net migration, low apartment vacancy rates and lower interest rates will combine to boost housing starts to 4,000 units in 1992 and to 5,500 units in 1995 and 1996, an increase of 8% per year.

Residential servicing in 1990 was estimated at 2,232 single-family lots being fully serviced and another 826 lots were either partially serviced or development agreements signed. Continued relatively high interest rates and the GST have influenced adversely the amount of land servicing. Therefore, land servicing for single family lots is expected to drop to about 1,810 lots in 1991, and then rise to 2,600 lots in 1992 and 4,500 in 1995 and 1996 in response to the increase in housing starts. In the short term, the decline of the serviced single-family lot supply has resulted in higher lot prices. The continued reduction in inventory and reasonable demand will continue to lead to higher lot prices in 1991. No significant servicing of multi-family lots is anticipated because of a still ample supply.

An emerging feature of the land development/housing market is the increasing volatility as shown in the first half of 1990. Because of the limited supply of serviced lots, any increase in demand could result in a sudden rise in lot prices or servicing activity.

Industrial servicing activity was relatively high at 19.8 ha served in 1990, attributed mainly to one development with approximately 10 ha in the year. For the 1991-1996 period, low industrial servicing activity is expected with an average of 3 ha serviced per year. Absorption will average 20 ha per year for the same period. The supply of serviced industrial land is large enough to meet any significant increase in absorption.

There were 21.2 ha commercial land serviced in 1990, mainly along the major highway corridors. An average of 15 ha per year of commercial land are expected to be serviced over 1991-1996.

4. Social Forecasts

A number of social changes are expected to occur in Edmonton over 1991 to 1996. Changing concepts of the family, an aging population, poverty, growing ethnic diversity, housing affordability and family violence are all expected to become special issues.

Single-parent family formations continue to occur at a more rapid rate than total family formation. In 1986, 15.1% of all families in Edmonton were headed by single parents and by 1996 this proportion is expected to reach 18% of all families. Approximately 85% of single-parent families are female-headed, with incomes averaging less than 60% of those of two-parent families. Children from single parent families appear to be at greater risk of encountering problems in school and more likely to have difficulties with the law.

The divorce rate is expected to increase gradually to 345 per 100,000 population by 1996, contributing, in part, to the greater incidence of single-parent families. A high proportion of the divorced later re-marry, resulting in "blended families". While many become stable relationships, others can result in further divorce and many more show problems of adjustments, particularly between children and their new step-parents.

The average age of the population is increasing. Edmonton had 8.8% of its population in 1990 aged 65 and over; this percentage is expected to rise to 9.9% by 1996. Requirements for increased health and other social supports and services are expected to show a greater than linear increase since seniors are living longer and the needs of these "older" seniors are more extensive than those in their 60's. While many seniors are now better off financially, 41% still require the support of the Guaranteed Income Supplement and there is indication of a growing income disparity among the seniors. Elderly single women have benefitted little from these changes and continue to be in high risk of poverty. Seniors wishing to remain independent in their own homes will increase pressure on Home Care and other home support services, while waiting lists will grow for places in auxiliary hospitals and other facilities which provide health-related care and accommodation.

Poverty continues to affect a substantial number of younger Edmonton citizens. In 1990, the monthly average of Social Allowance cases for the city was about 25,000. Since "cases" represent families, this means that perhaps 10% of Edmonton's population was dependent on provincial public assistance. As well, during 1990, the Edmonton Food Bank provided food to 34,000 children and 64,000 adults. The "working poor" constitute another group who require assistance with budgeting and financial management. While provision of financial help to people in need is a responsibility of the Provincial Government, people in poverty create needs which impact on City-provided services, from budgeting assistance to counselling.

Sources of immigrants to Canada and Edmonton have changed, with those from Europe declining as a proportion of the total and those from Asia and South/Central America increasing. Assisting these newcomers to become acclimatized to a new country with a very different culture, requires outreach and community development activities. Work with the existing population is also indicated to decrease the potential of intolerance and racism and to promote acceptance of new immigrants and the cultural differences. The increasing diversity of ethnic groups in Edmonton will require City departments to develop and maintain an increased capacity for coordinated responses to the social and personal problems.

Needs and demands for services will grow with the increasing population. Some sub-groups, eg. working single family heads with children, will have greater growth rates than the rest of the population and will create increasing need for social and other support services when federal funding will decrease in real terms. These growth rates, combined with some of Edmonton's unique characteristics, such as Edmonton's relatively higher female labour force participation rate, will further increase service demands.

Housing affordability among low-income households is a significant problem. In 1990, an estimated 26,000 households in Edmonton with income of $15,000 or less paid 30% or more of their income for housing, while an estimated 2,200 households in older neighbourhoods lived in housing with a high probability of being physically substandard. Over 800 low income persons were "homeless" or living in emergency shelters. Population growth, fuelled partly by positive net-migration, has contributed to a low rental vacancy rate, especially in family-oriented housing. This is expected to continue over the forecast period, adding upward pressure on market rents and contributing to growing waiting lists for all forms of subsidized housing. Housing in some older neighbourhoods is degenerating due to lack of maintenance resulting from owners' financial problems. The increasing need for affordable, subsidized and other low-cost housing has been recognized as a serious and expanding social issue, and inter-governmental task-forces have begun to address it.

Family violence is becoming recognized as a serious social problem, estimated as affecting one in eight families. Services are available to children who are physically and sexually abused, but services to women in such circumstances are limited. For the men who perpetrate the violence and abuse and for children who watch such abuse, services are nearly nonexistent. Another emerging problem is abuse of the elderly by their children, by other care givers or other individuals. This area requires a holistic and coordinated approach with long-term strategies to have an impact on the adverse and costly effects of family violence.

The above social trends will impact all levels of government. Municipalities will face greater and more diverse demands requiring flexible response, innovative services and emphasis on initiating and assisting self-help and other community groups and resources.

TABLE 1
SELECTED ECONOMIC FORECASTS, 1991 - 1996

	ACTUAL 1990	1991	1992	1993	1994	1995	1996
CANADA AND ALBERTA							
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Canada	0.9*	-1.0	3.0	3.0	3.5	4.0	4.0
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Inflation Rate - CPI (CMA) (%)	5.4	6.5	4.5	4.0	4.0	3.5*	3.5*
Vacancy Rate (City) (%)							
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Building Permits (City)							
(Current $ Millions) - Low	630	550	580	630	680	730	780
- High		650	680	730	780	830	880

Sources:

1. 1990 actual: Statistics Canada, Alberta Bureau of Statistics, Bank of Canada, Canada Mortgage and Housing Corporation, Colliers Macaulay Nicolls Inc., and Edmonton Planning and Development Department.
2. 1991-1996 forecasts: City Forecast Committee, June 1991

Notes: (1) World oil prices are for West Texas Intermediate Crude at Chicago in $US.
(*) Revised from January 1991 Forecasts

TABLE 2
CITY OF EDMONTON
PROJECTED POPULATION BY AGE GROUP

AGE GROUP	ACTUAL 1990	1991	1992	1993	1994	1995	1996
0 - 4	47,967	47,600	47,500	47,500	47,700	48,500	49,300
5 - 9	43,064	43,900	44,500	44,800	45,000	44,800	44,500
10 - 14	36,584	38,900	41,200	43,800	46,200	47,800	49,000
15 - 19	39,573	37,700	38,000	39,300	41,500	44,300	47,100
20 - 24	59,476	59,400	58,700	56,900	54,600	52,500	51,500
25 - 29	67,125	66,900	67,700	68,600	70,500	72,500	73,500
30 - 34	63,568	64,100	63,800	64,200	64,600	65,200	65,300
35 - 39	51,394	52,700	54,000	54,800	55,300	55,000	55,500
40 - 44	39,820	42,400	43,700	45,100	46,800	48,800	50,200
45 - 49	30,522	31,500	33,600	35,800	38,000	40,400	43,000
50 - 54	26,091	26,800	27,500	28,600	29,500	30,700	31,700
55 - 59	24,609	24,600	24,600	24,800	25,200	25,700	26,500
60 - 64	22,441	22,900	23,100	23,400	23,300	23,400	23,400
65 - 69	19,602	19,900	19,900	20,100	20,400	20,700	21,100
70+	33,702	36,000	38,200	40,100	42,100	44,000	46,000
TOTAL	**605,538**	**615,300**	**626,000**	**637,800**	**650,800**	**664,200**	**677,600**

Source: Planning and Development Department, January 1991
Note: Figures are rounded to nearest 100

TABLE 3

EDMONTON SINGLE FAMILY RESIDENTIAL LAND SERVICING BY AREA, 1990 -1996

SECTOR	ACTUAL 1990	1991[1]	1992	1993	1994	1995	1996
West	299	300	500	900	1,100	1,200	1,200
Southwest	763	500	600	800	950	1,000	1,000
North	218	450	600	650	700	850	850
Northeast	257	100	300	450	600	700	700
Southeast	695	460	600	600	650	750	750
TOTAL	**2,232**	**1,810**	**2,600**	**3,400**	**4,000**	**4,500**	**4,500**

Source: Edmonton Planning and Development Department, January 1991
See Map 1 for sector boundaries

Note:

[1] The 1991 servicing forecasts include the overhang of 826 lots partially serviced and/or agreements signed in 1990.

TABLE 4

EDMONTON INDUSTRIAL AND COMMERCIAL LAND SERVICING

	INDUSTRIAL	COMMERCIAL	TOTAL
Actual[1]	(ha)	(ha)	(ha)
1990	19.8	21.2	41.0
Forecast[2]			
1991-96 (per year)	3.0	15.0	18.0

Sources:

(1) Edmonton Planning and Development Department, Edmonton Public Works Department, January 1991

(2) Edmonton Planning and Development Department, January 1991

TABLE 5

MAJOR PLANNED PROJECTS IN EDMONTON
(Projects $5 Million and over in Construction Costs)

PROJECT	ESTIMATED COSTS[1] ($ Million)
Grant MacEwan (CN Site)	$90
Royal Alexandra Hospital Addition	77
Cross Cancer Institute Addition	60
City Hall	41
St. Joseph's Hospital (29 Ave. and 106 St.)	18
University LRT Station	12
12 Storey Highrise Condo (101 St. and Saskatchewan Drive)	11
Belgravia Condo (11620 - 79 Ave.)	10
Mayfield Common Shopping Centre	9
Canterbury Manor (10565 - 98 St.)	8
Weinlos School	6
Harisine School	6
Lorelei School	6
Save-On-Foods - Calgary Trail	5
Chateau Lacombe Upgrading	5
Fulton Court Apartments	5
Ice Land Arenas (51 Ave. and 75 St.)	5

Note:
(1) For initial costs or costs of remaining phases for projects having a development permit.

Source:

Edmonton Planning and Development Department, List of Projects Estimated for 1991 and Beyond, April 1991.

Map 1

CITY SECTORS